

Staff Summary Report



City Council Meeting Date: 12/04/03

Agenda Item Number: 53

SUBJECT: This is the second public hearing for Crossroads Professional Village for an Amended General Plan of Development and a Final Plan of Development for medical offices at 2147 East Baseline Road.

DOCUMENT NAME: 20031204dsht01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **CROSSROADS PROFESSIONAL VILLAGE** (UTAZ Development, property owner) #SGF-2003.85 for an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and a Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres, located at 2147 East Baseline Road, including the following:

Variances:

1. Reduce the minimum required side yard building setback, along the north side property line (Lot 3a) from 40 feet to 30 feet.
2. Reduce the minimum required side yard building setback, along the south property line (Lot 3a) from 40 feet to 24 feet.
3. Allow a portion of the required parking for Lot 3 to be provided in a non-contiguous lot (Lot 4)

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff Approval
Planning Commission – Approval (7-0)

ADDITIONAL INFO: On July 10, 2003, City Council approved an Amended General and Final Plan of Development for Crossroads Professional Village consisting of medical offices located at the southwest corner of Baseline Road and Price Road Frontage Road. Due to building code issues and interior property lines, the intent of this request is now to amend that plan of development by moving those buildings on Lot 3A north from the previous location. The requested building setback variances are typical within commercial centers where interior property lines exist. Although the required parking for the offices will be provided as common areas, shared by all of the condominium units, to meet the Ordinance as it relates to parking, Lot 4 will allocate parking for Lot 3 which is short 14 spaces within its boundaries. On site circulation and the ingress/egress from Baseline Road and Price Road Frontage Road appear to work well. One neighbor requested information about the proposed building heights but after finding out that the proposed building were only one story, no concerns were expressed. **On November 13, 2003, City Council held the first public hearing for this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 4-5. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended General and Final Plan of Development
 - D. Elevations, Offices
 - E. Floor Plan, Offices
 - F. Building Sections, Offices
 - G. Aerial Photo

COMMENTS: On December 10, 1992, City Council approved an Amended General and Final Plan of Development for a sports club, a restaurant, retail space, and medical offices. That approval included a Final Plan of Development for the Q-Sports Club only. The existing building of the health club is now named 24-Hour Fitness. Then on July 10, 2003, City Council approved an amendment to that plan and a Final Plan of Development for seven single story building consisting of 32,000 s.f. for medical offices.

Due to building code issues and interior property lines, the intent of this request is now to amend that plan of development by moving those buildings in Lot 3A north from the previous location.

Variances

The requested building setback variances are typical within commercial centers where interior property lines exist. The building setback required in the PCC-1 Zoning District is 40 feet for the side yards, rear yards, and 50 feet for the front yards. This type of building setback variance is a hardship for property owners. Planning staff always has supported these types of variances.

Site Circulation

On site circulation and the ingress/egress from Baseline Road and Price Frontage Road appear to work well. The primary entrances will be located along Baseline Road. One is an existing driveway located at the northwest corner of the site. The other one was previously approved at the north, near middle of the site, closer to the gas station. Another existing driveway is located at the southeast side of this site, Price Frontage Road, allowing right-in and right-out only. The previous plan also had a driveway at the east, near middle part of the site. This driveway would also allow right-in and right-out only.

Parking

Parking for the offices will be provided in common areas to be shared by all of the condominium units. But since Lot 3 is short in parking (14 spaces), the requested variance would allow Lot 4 to allocate parking spaces to Lot 3 which is not contiguous to Lot 4.

Public Input

Staff received phone call regarding this proposal but no concerns were expressed. One neighbor visited Development Services requesting information about the proposed building heights but after finding out that the proposed building were only one story, no concerns were expressed.

The existing use, the 24-Hour Fitness, should complement the proposed uses of general and medical offices, under this request. The building height of the single story office buildings should not create any concerns for single family property owners to the south or west of this site. Staff recommends approval subject to conditions. **Note: On November 13, 2003, City Council held the first public hearing for this request.**

REASON(S) FOR APPROVAL:

1. The Amended General and Final Plan of Development appears to meet the intent of the zoning ordinance, to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.
2. The proposed variances requested are a technicality and typical within commercial centers.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval **(June 4, 2004)**.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval **(December 4, 2004)** or the variances shall be deemed null and void.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.

CROSSROADS PROFESSIONAL VILLAGE

SGF 2003.85



Location

A



September 26, 2003

Hector Tapia
Development Services Department
City of Tempe
31E. 5th Street
Tempe, Arizona 85282-5002

Re: Request for Technical Variance for Crossroads Plaza

Dear Mr. Tapia:

We hereby request an amended approval for a technical variance on the interior building set back lines for buildings D, & E. The request for this variance does not negatively impact the neighboring properties, as you will notice by our site plan. In essence this would reduce the minimum side yard building setback for (lot 3A) from 40 feet to 25'-8 1/2" on the south property line, and to 31'-9" on the north property line.

Thank you for your consideration in granting the requested technical variance. Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "St Beck".

Steven Beck

B



October 2, 2003

Hector Tapia
Development Services Department
City of Tempe
31E. 5th Street
Tempe, Arizona 85282-5002

Re: Request for Technical Variance for Crossroads Professional Village

Dear Mr. Tapia:

We hereby request approval for a technical variance to allow shared parking on a non contiguous lot. It is important to note that the approved plan exceeds the required parking ratio for medical standards. The attached site plan indicated the required and provided parking per lot.

Thank you for your consideration in granting the requested technical variance. Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Beck".

Steven Beck

B₁

THE THIRD AMENDED GENERAL AND A FINAL PLAN OF DEVELOPMENT
FOR CROSSROADS PROFESSIONAL VILLAGE
LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DATA

LOT 1	BLDG	USE	ADDRESS	SIZE	NUMBER	TOTAL AREA	THE FORECING INSTRUMENT WAS
	BLDG	SPORTS	2143 E BASELINE	44,374 S.F.	1	44,376 S.F.	ACKNOWLEDGED BEFORE ME THIS _____ DAY
	CLUB						OF _____ 2003, BY CRAIG WILLYET.
							PRESIDENT OF UTAD DEVELOPMENT CORPORATION,
							AN ARIZONA CORPORATION
					439,484 S.P.		AS MANAGER OF CHESSPAKE BAY INSTRUMENTS,
					17,145 S.P.		L.C. A UTAD LIMITED LIABILITY COMPANY, AS
					35 SPACES		MANAGING MEMBER AN ARIZONA LIMITED LIABILITY
					362 SPACES		DEVELOPMENT AN ARIZONA LIMITED LIABILITY
					8 SPACES		COMPANY, I HAVE HERETO
					88.3 SPACES		SIGN MY HAND AND OFFICIAL SEAL
					30 SPACES		

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL
OF THIS DAY _____ OF _____
BY: _____ MAYOR

BENCHMARK

BCHH AT NE CORNER
SEC-1 ELEV= 1193.66
CITY OF TEMPE DATUM

OWNER/DEVELOPER

CROSSROADS PLAZA DEVELOPMENT, L.C.
3850 EAST BASELINE ROAD
SUITE 128
MESA, ARIZONA 85208
(480) 774-3400

CERTIFICATION

THE PROPERTY BOUNDARY SHOWN ON THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY DAVID J. NYKORCHUK (RLS# 13016) DURING THE MONTH OF APRIL 2000, THAT THE PROPERTY BOUNDARY IS CORRECT AND ACCURATE, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE SUFFICIENTLY TO ENABLE THE SURVEY TO BE RETRACED AND WAS APPROVED BY THE CITY OF TEMPE ON MAY 30, 2000.

BASIS OF BEARING

THE BASIS OF BEARING IS THE PLAT OF PRICE
WARNER CORPORATE CENTER, RECORDED IN BOOK
576 OF MAPS, PAGE 24, RECORDS OF MARICOPA
COUNTY, ARIZONA

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT OF THE SIGNED THIS _____ 2003
CROSSROADS PLAZA DEVELOPMENT, L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
BY: CHEOPAPSA, INC. INVESTMENTS, L.C. AN
UTAH LIMITED LIABILITY COMPANY, AS
MANAGING MEMBER
ARIZONA DEVELOPMENT CORPORATION, AN
ARIZONA CORPORATION, AS MANAGER
BY: _____
ITS: CRAIG WILLYET, PRESIDENT

LEGAL DESCRIPTION

LOT 3, AND 4 OF "C" THE SPORTS CLUB SUBDIVISION AS
RECORDED IN BOOK 34, PAGE 16 OF M.C.R. AND PARCEL 1 AS
DESCRIBED BELOW.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP
1 SOUTH, RANGE 4 EAST AND PART OF THE SOUTHWEST
QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND SALT RIVER
WATER COURSE, MARICOPA COUNTY, ARIZONA, DESCRIBED AS
FOLLOW:

THE POINT ON THE NORTH LINE OF SAID SECTION 1,
COMMENCING AT A CORNER 43 MINUTES 50 SECONDS WEST
FROM THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS
TO THE POINT OF BEGINNING OF THIS PROPERTY HEREIN
DESCRIBED; NORTH 68 DEGREES 47 MINUTES 28 SECONDS EAST, 253.94

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL
OF THIS DAY _____ OF _____
BY: _____ MAYOR

BENCHMARK

BCHH AT NE CORNER
SEC-1 ELEV= 1193.66
CITY OF TEMPE DATUM

OWNER/DEVELOPER

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3850 EAST BASELINE ROAD
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BASIS OF BEARING

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WARNER CORPORATE CENTER, RECORDED IN BOOK
576 OF MAPS, PAGE 24, RECORDS OF MARICOPA
COUNTY, ARIZONA

CONDITIONS OF APPROVAL

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

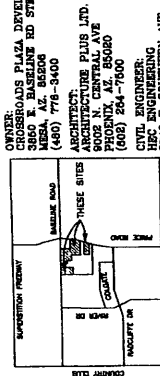
- 1a. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY AND STREET DRAINAGE PLANS AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
2. OFF-SITE IMPROVEMENTS TO BRING ROADS TO CURRENT STANDARDS INCLUDE:
 - a. STORM DRAINS
 - b. STORM LINES
 - c. SEWER LINES
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1. WATER AND SEWER DEVELOPMENT
2. WATER AND/OR SEWER PROJECTS

[illegible]

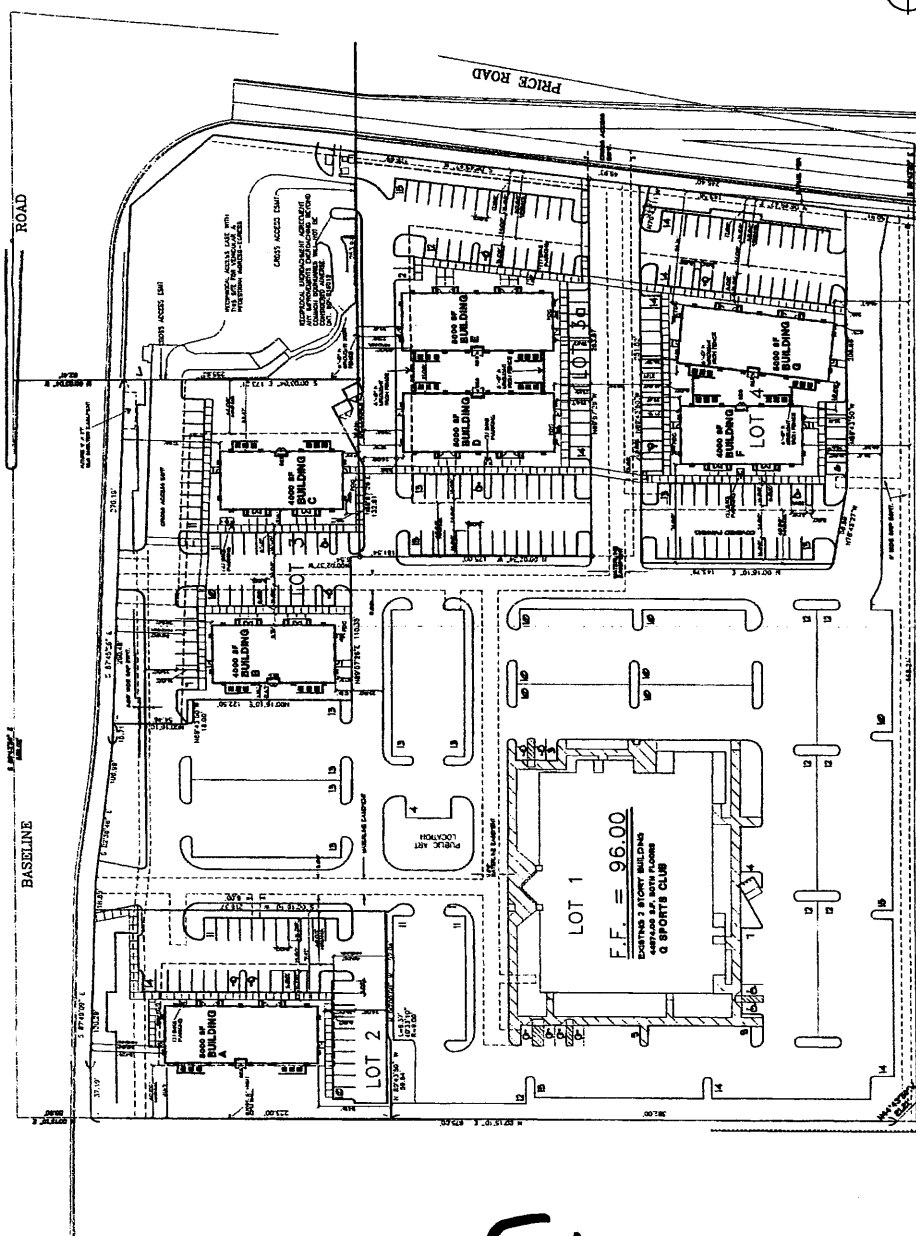
VARIANCES REQUESTED

1. REDUCE THE MIN REQUIRED SIDE YARD SETBACK, ALONG THE NORTH PROPERTY LINE (LOT 3), FROM 60 FEET TO 10 FEET.
2. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 3), FROM 40 FEET TO 10 FEET.
3. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 3A), FROM 40 FEET TO 10 FEET.
4. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE NORTH PROPERTY LINE (LOT 3A), FROM 40 FEET TO 30 FEET.
5. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE NORTH PROPERTY LINE (LOT 4), FROM 40 FEET TO 30 FEET.
6. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 4), FROM 40 FEET TO 10 FEET.

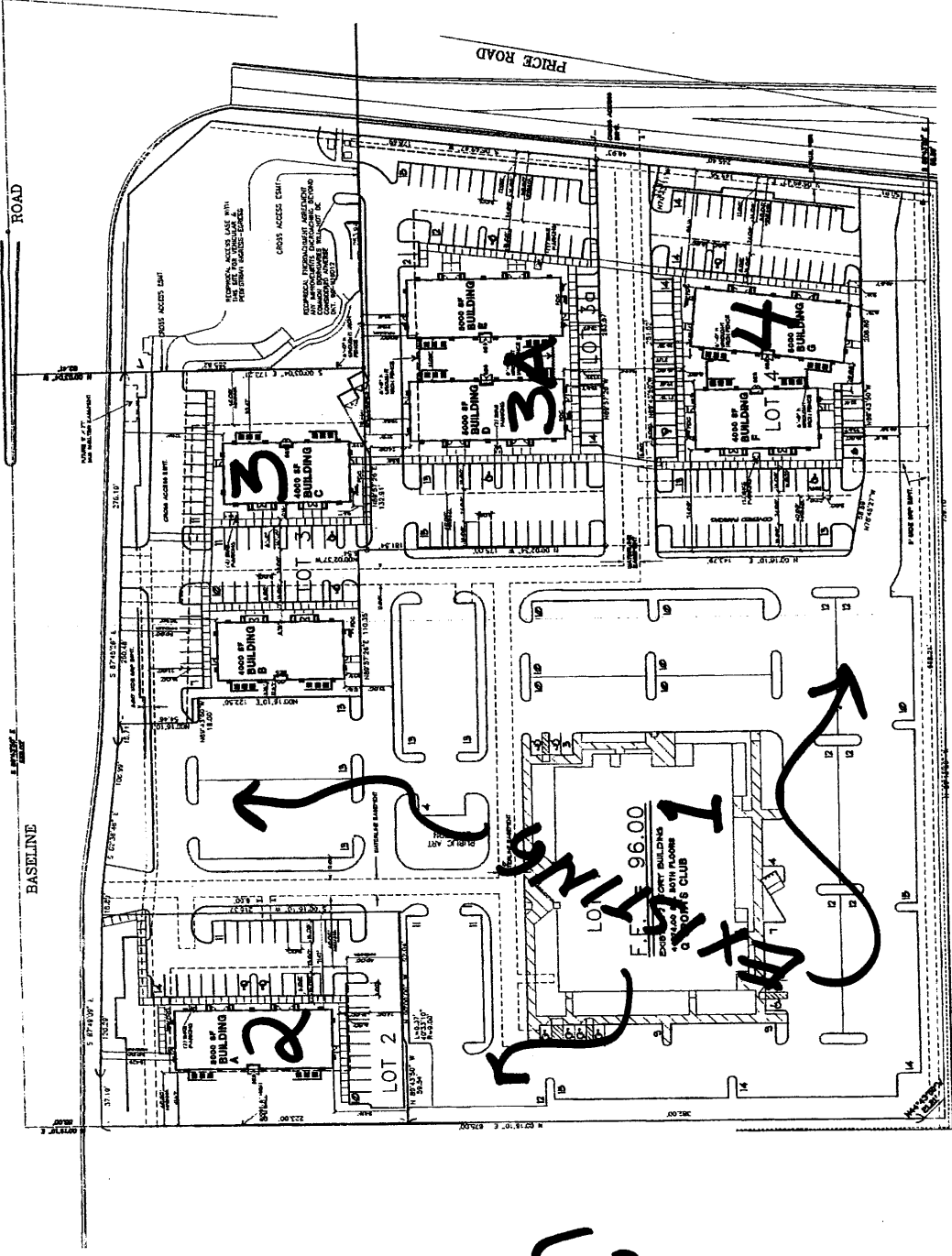


LOCATION MAP

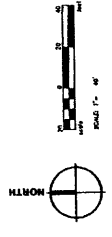
SGF-2003.2183



SUBMITTED BY: _____
 PROJECT DEVELOPMENT CORPORATION
 1000 E. BAKER RD, STE 100
 IRVING, AZ 86009
 CONTACT: J. STEVEN BECK
 PHONE: 602-485-1100
 PROJECT NAME: _____
 COUNCILMAN PROFESSIONAL VILLAGE
 SITE ADDRESS: _____
 SITE PROJECT INFORMATION
 PROPOSED USE: _____
 8-0100 SPACE
 ZONING: _____
 EXISTING: PCC-1
 PROPOSED: PCC-1
 CONSTRUCTION TYPE
 TYPE III UNBURNED
 (ALL BALCONY)
 MAXIMUM HEIGHT
 ALL BUILDING
 STORY: 21'-0"



SUBMITTED BY:
 UTAL DEVELOPMENT CORPORATION
 3800 E. MAINLINE RD. STE. 108
 TUCSON, AZ 85710
 CONTRACT: J. STEVEN BECK
 (480) 774-8488
 PROJECT NAME:
 CIRCUMLOCUS PROFESSIONAL VILLAGE
 SITE ADDRESS:
 SEE PROJECT INFORMATION
 PROPOSED USE:
 B-OFFICE SPACE
 ZONING:
 R-10
 PREPARED: PCC-1
 CHECKED: PCC-1
 CONSTRUCTION TYPE:
 ALL UTILITIES SHOWN
 BUILDING HEIGHT:
 1.5 STORIES
 ALL BUILDINGS
 1.5 STORIES



SGF-2003-085

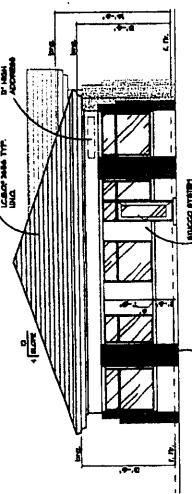
Drawn by: JCS
 Date: 09-05-09
 Checked: []
 Job No: []
 Revised: []

architecture plus, ltd.
 9002 North Central Avenue
 Phoenix, AZ 85020 602.264-7500

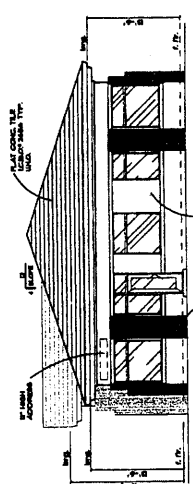
CROSSROADS PLAZA

TEMPE, ARIZONA

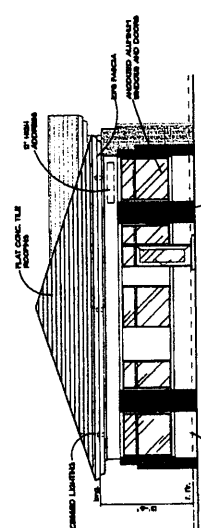
BUILDINGS A, B, E, and G (10000)
 BUILDINGS C, D, F, and H (10000)
 EXTERIOR ELEVATIONS



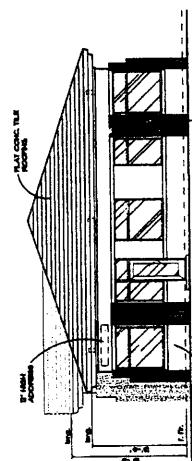
LEFT-SIDE ELEVATION
 BUILDINGS A, B, E, and G (10000)



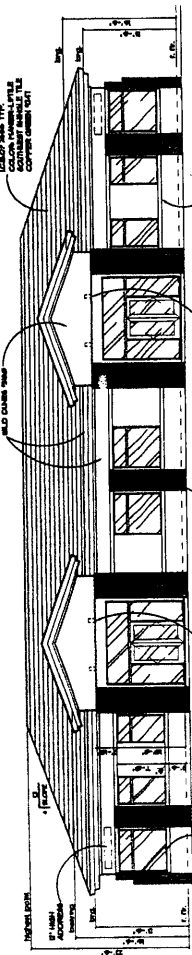
RIGHT-SIDE ELEVATION
 BUILDINGS A, B, E, and G (10000)



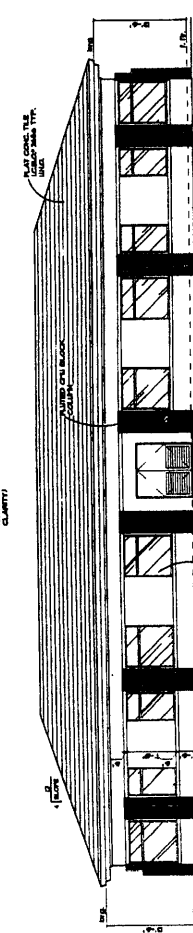
LEFT-SIDE ELEVATION
 BUILDINGS B, C, and F (10000)



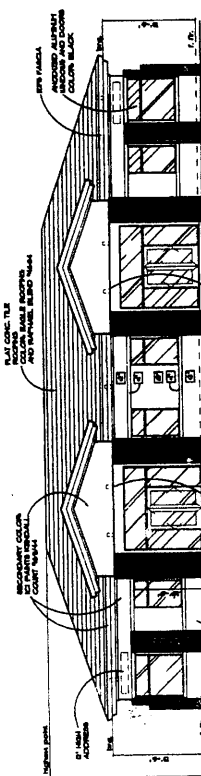
RIGHT-SIDE ELEVATION
 BUILDINGS B, C, and F (10000)



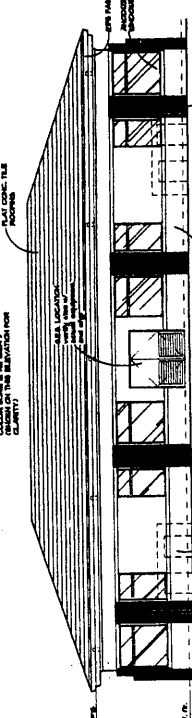
FRONT ELEVATION
 BUILDINGS A, B, E, and G (10000)



REAR ELEVATION
 BUILDINGS A, B, E, and G (10000)



FRONT ELEVATION
 BUILDINGS B, C, and F (10000)



REAR ELEVATION
 BUILDINGS B, C, and F (10000)

COLOR SCHEMES
 BUILDINGS A, B, E, and G TO HAVE COLOR SCHEME NUMBER 1
 BUILDINGS B, C, and F TO HAVE COLOR SCHEME NUMBER 2

D

drawn by: DKC
checked: 03-03-05
job no: 03-03-05
revised:

CROSSROADS PLAZA

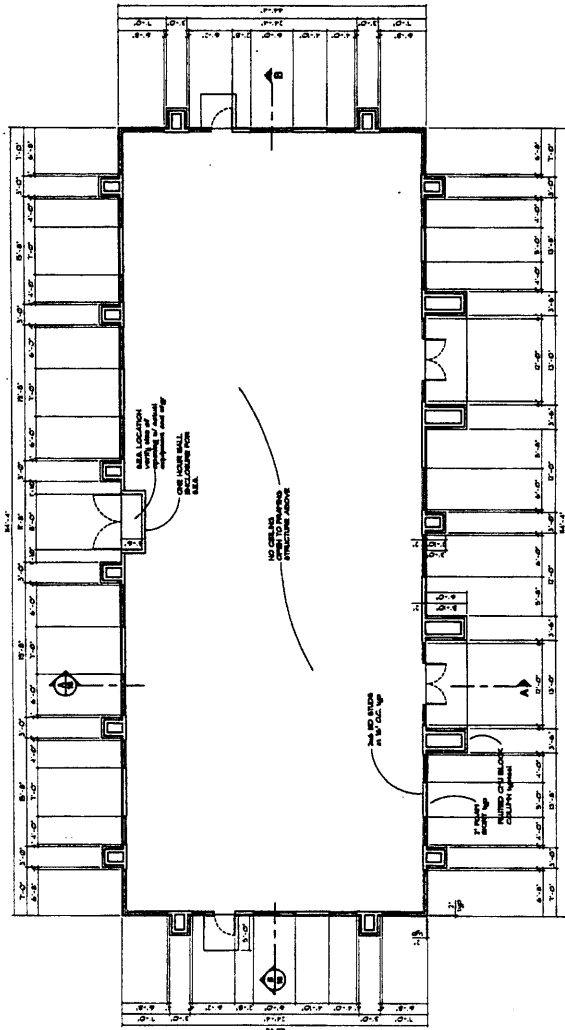
PRICE-BASELINE

architecture plus, ltd.
9002 north central avenue
phoenix, az 85020 602-261-7500

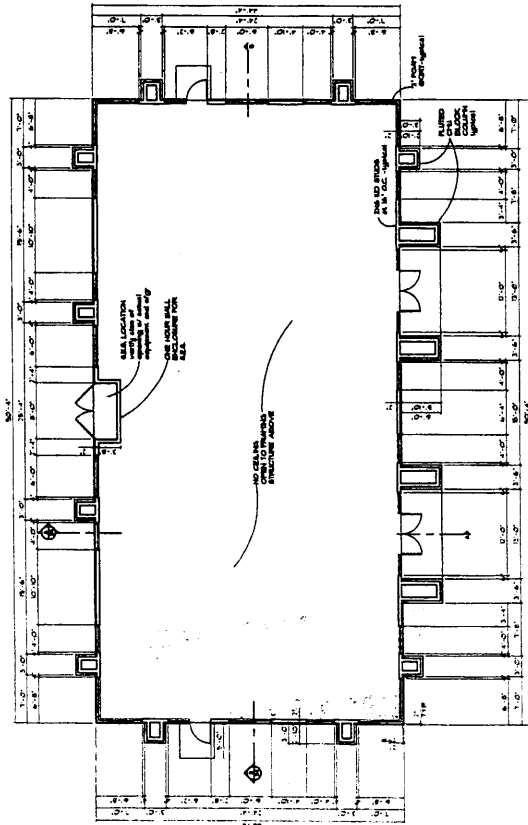
TEMPE, ARIZONA



BUILDINGS A, D, E AND O
FLOOR PLAN



BUILDINGS B, C AND F
FLOOR PLAN



E



TEMPERATURE, ARIZONA
12/31/2024
12345
12/31/2024

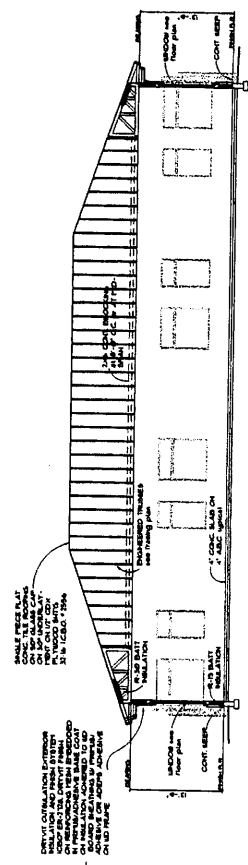
CROSSROADS PLAZA

architecture plus, ltd.
5002 North Central Avenue
Phoenix, AZ 85020
602-264-7800

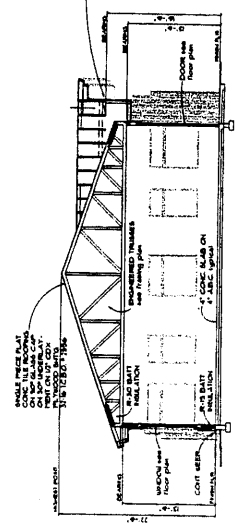
PRICE-BASELINE

Drawn by: DKS
Checked: 08-09-09
Job no: 08-09-09
Revised:

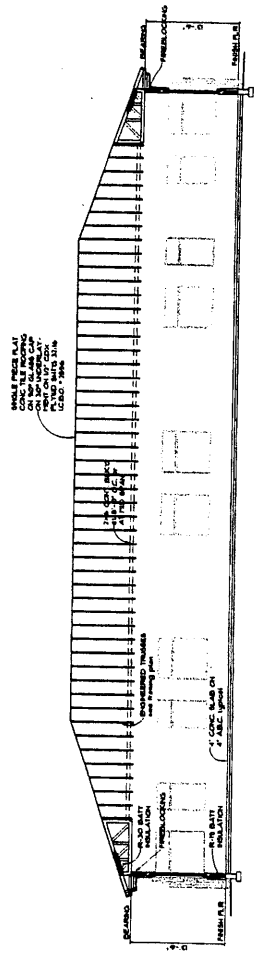
BUILDING SECTIONS



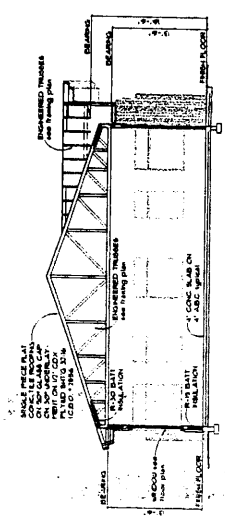
BLDG'S B, C, & F
SECTION B



BLDG'S B, C, & F
SECTION A

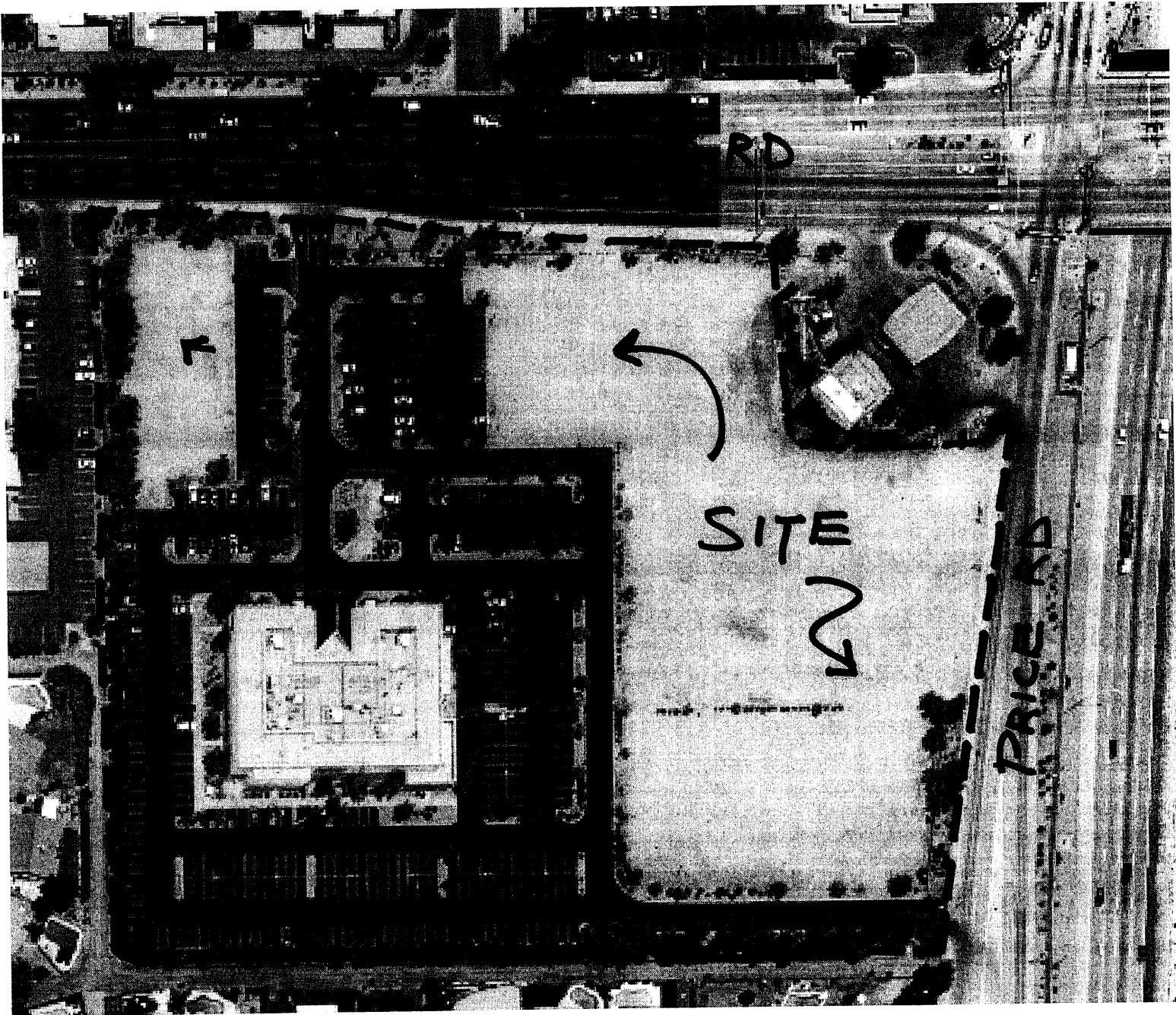


BLDG'S A, D, E, & G
SECTION B



BLDG'S A, D, E, & G
SECTION A

Handwritten mark resembling a stylized 'F' or '7'.



G